

DOT

TOP IDEAS SUMMARY VOTE Specific neighborhood conservation plans to "protect" and "plan" for future development/ 12 redevelopment **Revitalize and Preserve existing neighborhoods** 11 Affordable housing for middle workforce (teachers, firefighters, etc.) 11 Land sales: 1) Identify true value of land before sale, 2) Consider long term leases on commercial to keep options open, 3) Consider property tax implications, 4) Link between growth areas and economic development and 4) Have a solid Vision 8 Increase ties with ASU graduate pipelines (engineering, architecture, technology, bio-tech, etc.) to facilitate career launching 8 How to create an entrepreneurial ecosystem (similar to Chandler), provide spaces, utilize 8 retired professors etc., subsidize Neighborhood/Borough/Village to contain a defined school, park and core. A 20-minute city with grocery, commercial, services, different characteristics defined for each 8 Need sufficient code inspection and enforcement; could have to develop relationship with neighborhoods/ neighbors rather than only citations 6 6 Tempe needs to be state leader in urban living 6 Coordinate affordable housing with transportation (students, seniors) 5 Have city support renting vacant properties to non-profits, incubators, or for co-work spaces Identify future framework plan for future growth: 1) Identify boroughs that allow for higher/more intensity with "cores"; 2) General Plan is the mechanism that promote high quality use; 3) Define minimum density for "cores"; and 4) Recognize and celebrate identity for each area of the city 5 4 Make sure projects are consistent with the character of surrounding neighborhoods **Encourage historic preservation** 4 Make rental property owners responsible for the maintenance of properties, not the renters 4 What we want our economic identity to be (i.e. HEAT- Healthcare, Education, Aerospace and **Tourism in Mesa)** 4 Development incentives? Minimize the red tape. 4 Create Maker Bench type businesses for starter business (Hacker Space, Tech Tools, Gangplank, co-working space) 4 Have balanced density; does not mean increased density everywhere; determine where higher/lower density makes sense 4 ASU students want urban lifestyle, build amenities along light rail 4 Support volunteer organizations that assist in property maintenance for elderly and disabled 3 Connect growth areas on map (that touch or overlap) 3 Build to encourage long term residency and aging in place 3 Amenities for neighborhoods who walk, bike, and use mass transit 3 Programs designing smaller living spaces so they are more affordable 3

Note: Bold indicates the "top ideas" identified by the CWG.

General Plan 2040 CWG Small Group Activity Summary March 27, 2013



REVITALIZATION AND REDEVELOPMENT COMMENTS

REVITALIZATION AND REDEVELOT MENT COMMITTENTS	Dot vote
Need sufficient code inspection and enforcement; could have to develop relationship	
with neighborhoods/ neighbors rather than only citations	6
Have city support renting vacant properties to non-profits, incubators, or for co-work	
spaces	5
Make sure projects are consistent with the character of surrounding neighborhoods	4
Encourage historic preservation	4
Make rental property owners responsible for the maintenance of properties, not the renters	4
Support volunteer organizations that assist in property maintenance for elderly and disabled	3
Flexibility to allow for incremental improvement to properties without triggering	
additional code requirements	2
Reduce irresponsible behavior of both renters and landlords. Without punishing responsible individuals, encourage rental property maintenance	1
Provide support for property improvements and remove obstacles without sacrificing quality	1
Use redevelopment tools to help maintain mature areas and sustain the community's quality of life.	1
Strengthen codes and penalties relating to rental property owners	1
Require developers to include trees in plans, with sustainable maintenance	0
Mitigate noise in developments near arterial roadways	0
Give more resources to neighborhood development	0
Have city employees who are advocates for home owners and small businesses	0
Programs to give rent breaks to encourage small businesses to get into vacant properties	0
Have city publish a list of non-complaint rental residential property owners	0



FCONOMIC DEVELOPMENT COMMENTS

How to create an entrepreneurial ecosystem (similar to Chandler), provide spaces, utilize retired professors etc., subsidize Tempe needs to be state leader in urban living What we want our economic identity to be (i.e. HEAT- Healthcare, Education, Aerospace and Tourism in Mesa) Development incentives? Minimize red tape. Create Maker Bench type businesses for starter business (Hacker Space, Tech Tools, Gangplank, co-working space) 4 Safety and security (Police and Fire) Competing with other citiestransportation available, available workforce and education level, diverse environments 1 Leverage ASU campus - incorporate into downtown Tempe 1 Infrastructure support in planning developments (i.e. schools) 3 of commercial properties that are City incentivized? 5% or less. Component - enhance the quality of life, business to thrive, support ability to grow, infrastructure to support all wage earners Research needs/wants of current ASU students Business attraction - How do you find businesses you want and bring them to Tempe? (Satisfied current customers entice others to Tempe) Retail and office vacancy rate? - Currently one of the lowest in valley Leasing empty space - city involvement? Work with owner? Marketing strategies nationwide - does it work? Changing increased web presence is becoming more effective. Does it compliment word of mouth advertising? Encourage student ventures funding Maintain cultural resources Economic Goals? Metrics associated with development, advance manufacturing to capture advanced workforce Land sale - What kind of return to city, support property taxes? Are water/sewer and other services available? Will the people live here? Will the people shop here? Want diversity in the types of businessess. On Expectations of City land sale, bring in jobs/job development, return on investment/not measured in terms of \$ necessarily, but in intellectual capital	ECONOMIC DEVELOPMENT COMMENTS	Dot Vote
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BUILDING DENSITY AND INTENSITY COMMENTS

BUILDING DENSITY AND INTENSITY COMMENTS	Doi vote
Specific neighborhood conservation plans to "protect" and "plan" for future	
development /redevelopment	12
Neighborhood/Borough/Village to contain a defined school, park and core. A 20-	
minute city with grocery, commercial, services, different characteristics defined for each	8
Identify future framework plan for future growth:	
1) Identify boroughs that allow for higher/more intensity with "cores";	
2) General Plan is the mechanism that promote high quality use;	
3) Define minimum density for "cores" ; and	_
4) Create identity for each area of the city	5
Have balanced density; does not mean increased density; determine where	
higher/lower density makes more sense	4
Use "reasonable scale" help to define intensity	2
Use a suite of characteristics to help define the density context (absence of structure,	
parking, lot coverage, etc.)	2
Create a future oriented framework for each area/neighborhood/ borough/village (unique	i
character) and focus for the core for that particular neighborhood;	l
Create intensity/density for that core and provide its connection with multimodal	l
transportation through and to the locations/activities); and	l
Create planned characteristics - not one size fits all.	1
Infrastructure sustainability considerations and coordinated growth with infrastructure	i
providers and service	1
Find one term (measure) that defines both density and intensity	0
For neighborhood - define the character of what you want it to be	0
Distinct neighborhoods defined within city where density/intensity can be define	0
Height setbacks and lot coverage are part of the suite of "density"	0
Balance borough concept with potential for discrimination	0
Make sense with context of adjacent buildings/neighborhoods	0
Too dense north of the US 60	0
Why define "boroughs" for the city? What are the benefits? Disadvantages?	0



GROWTH AREAS COMMENTS

Dot Vote

GROWTH AREAS COMMENTS	Dot Vote
Revitalize and Preserve existing neighborhoods	11
ASU students want urban lifestyle, build amenities along light rail	4
Connect growth areas	3
Build to encourage long term residency	3
Amenities for neighborhoods who walk, bike, and use mass transit	3
Warner Area to Kyrene unrealistic, west part of district is built out	2
Include County Island in North Tempe as growth area	2
Rio Salado should be mixed-use	1
Confine density within areas that contain an urban environment	1
How do we attract people to stay?	1
No open lots to develop for homes, how do we age in place?	1
Technology should have been Housing	0
Continue to encourage growth on I-10 corridor	0
Technology will be employment growth	0
Warner and 101/202 district are gateways and need to be done right > Urban center at 101/202	0
I-10 corridor; improve image of Tempe then development and redevelopment	0
Buildings too close create dark atmosphere	0
Must create transition area adjacent to development areas	0
Move SRP Maintenance Facility, Redevelop	0
City could review redevelopment projects like NE Rural/ Baseline to create new environment (Not a facelift)	0
Support start-ups in ASU districts, Research Institutes	0
County Island (by Curry) as a growth area	0
Take a Regional Perspective without stealing from neighbors	0
Technology corridor ties into Chandler and should be leveraged	0
Tempe has a natural draw because of ASU	0
Financial markets drive what gets funded (commercial, residential, apartments)	0
Encourage ASU students to live and recreate on campus	0
Light rail is spurring growth as predicted	0
What are we growing to?	0
Can people afford Tempe neighborhoods?	0
Target market for apartments are temporary and will move on	0
Residential growth doesn't automatically translate to economic growth	0
Apartments don't attract people to stay	0
Minimize high density growth	0
Scale back 101/202 to focus just on Tempe land	0

Note: Bold indicates the "top ideas" identified by the CWG.



HOUSING AND AFFORDABLE HOUSING COMMENTS

TIOUSING AND ALTONDABLE TIOUSING COMMENTS	DOL VOLE
Affordable housing for workforce (i.e. teachers, firefighters, etc.)	11
Coordinate affordable housing with transportation (students, seniors)	6
Programs designing smaller living spaces so they are more affordable	3
Home ownership % dropping- How to reverse trend	2
Tempe is becoming City of "renter-generationals" with the mentality they would rather rent than own	2
How can General Plan address section 8 housing? - Senior housing	1
Zoning- needs to include multi-family	0
Condo permits- can change to apartments without any formal process ownership to rental	0
Tempe- Fewer housing choices to downsize	0
Role of municipality to assist home owners with ability to stay in homes (Repair A/C)	0
Senior living facilities- need to expand services	0
Publicize programs that offer assistance (neighbor to neighbor)	0
Work in Tempe- can't afford to live here- live elsewhere- get tired of driving- employ elsewhere close to home	0
Housing based on affordability forces lifestyle (trailer homes); what can be done?	0
Families can't afford or qualify for new housing units	0
City- find ways to fund/ find safe/ affordable housing	0
Section 8 perception is negative	0
Finding homes for displaced residents is problem	0
Should developers be forced to build affordable housing? -Can there be incentives to developers?	0
Encourage Tempe employers to hire section 8 participants to help get off the program	0
Should self-sufficiency program currently offered be mandatory?	0
Help people understand available programs	0
Investors are buying housing stock and becoming slum lords- How can Tempe prevent this? Can't Tempe enforce rental housing standards?	0
Can Tempe assist in designing four-plexes or duplexes for families with children and keep affordable?	0
How can Tempe ensure people can find out about programs?	0
Is affordable housing centralized in certain areas in Tempe, How can that be remedied?	0
Why are we so concerned about # of renters vs. home owners?	0
Program to encourage longer leases may promote ties to community.	0
Workforce housing- Can Tempe create some?	0
How can Tempe take care of its citizens (housing needs)?	0